



Retail Space 3220 S Broadway Av Minot ND

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

- 8,000 sf
(can be subdivided)
- Rent
\$14.00 psf NNN
- Self Standing Building
- Located on Broadway
North of Walmart
- High Traffic
- Great Visibility
- Great Signage
- Vanilla Shell

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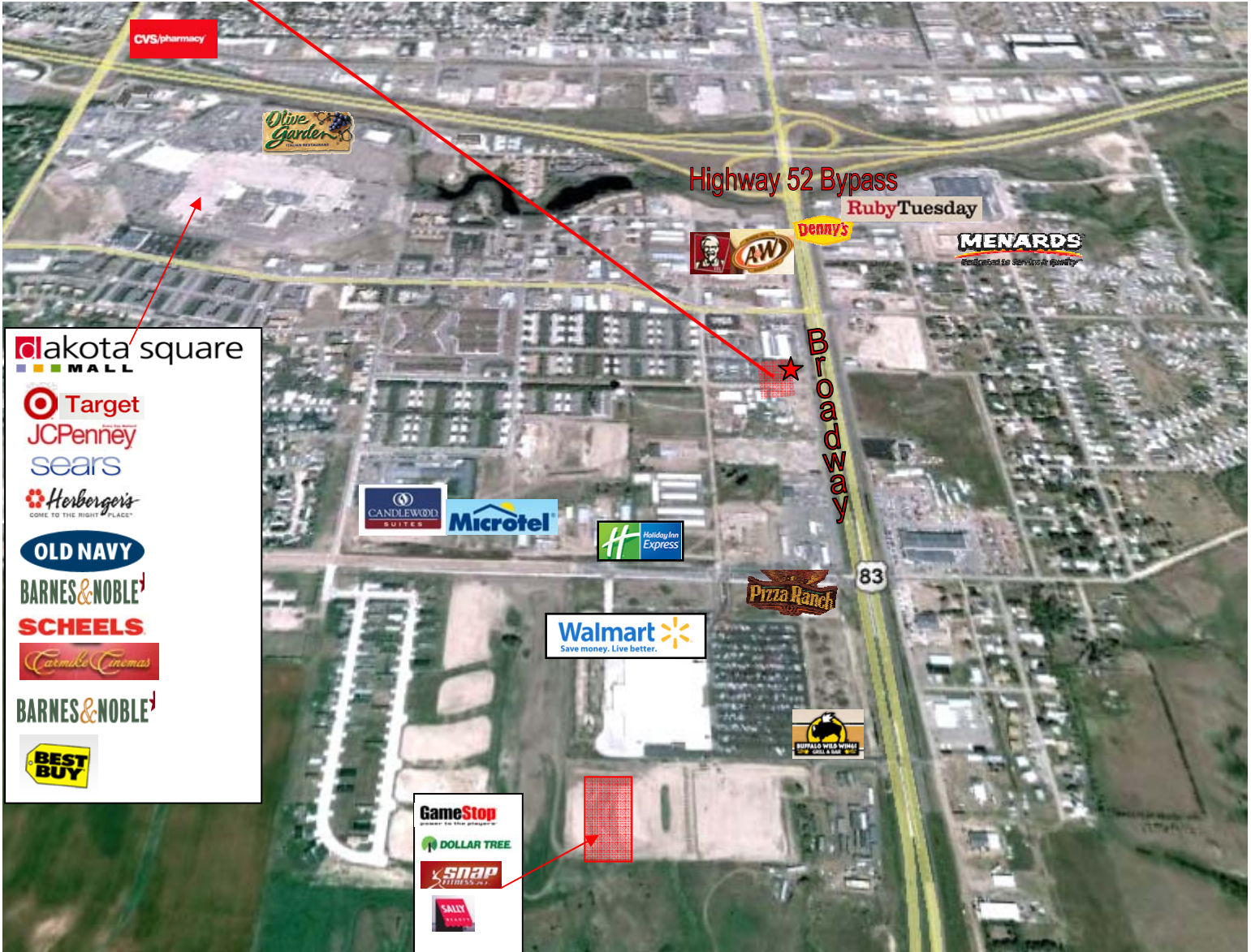
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The Leader In Commercial

Site





The Leader In Commercial

- **Great opportunity to lease space in a center surrounded by four major established Big Box retailers**
- **Available Now!**
- **Easy access off Hiway 2 / 52 Bypass and Hiway 83 North**
- **High traffic area**
- **Great signage opportunity on building**
- **Abundant front door parking & handicap accessibility**
- **'Vanilla Box' finish**
 - **Bare concrete floor**
 - **Perimeter walls sheetrocked and taped with city code required outlets**
 - **200 amp electric panel on back wall**
 - **ADA bathrooms per city code on back (north) wall which include...**
 - . **Sink**
 - . **Stool**
 - . **Grab rails**
 - . **Floor drain**
 - . **Bath fan**
 - . **Light**
 - . **Plumbing**
 - . **Door**
 - **Store front windows and glass entry door**
 - **2 X 4 white suspended ceiling with 2' X 4' drop in light fixtures**
 - **Metal delivery / service door on back of building**
 - **Carrier Economizer HVAC 5 ton unit with thermostat and supply drops with registers.**

Demographics

2009

3 Mile 5 Miles 10 mile

Population 25,169 39,298 44,592

Average Household Income \$54,643

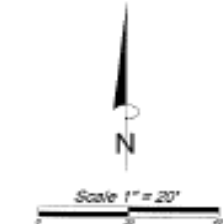
Traffic Count 15,385

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SITE PLAN FOR PROPOSED AARONS RENTS, INC. MINOT, NORTH DAKOTA

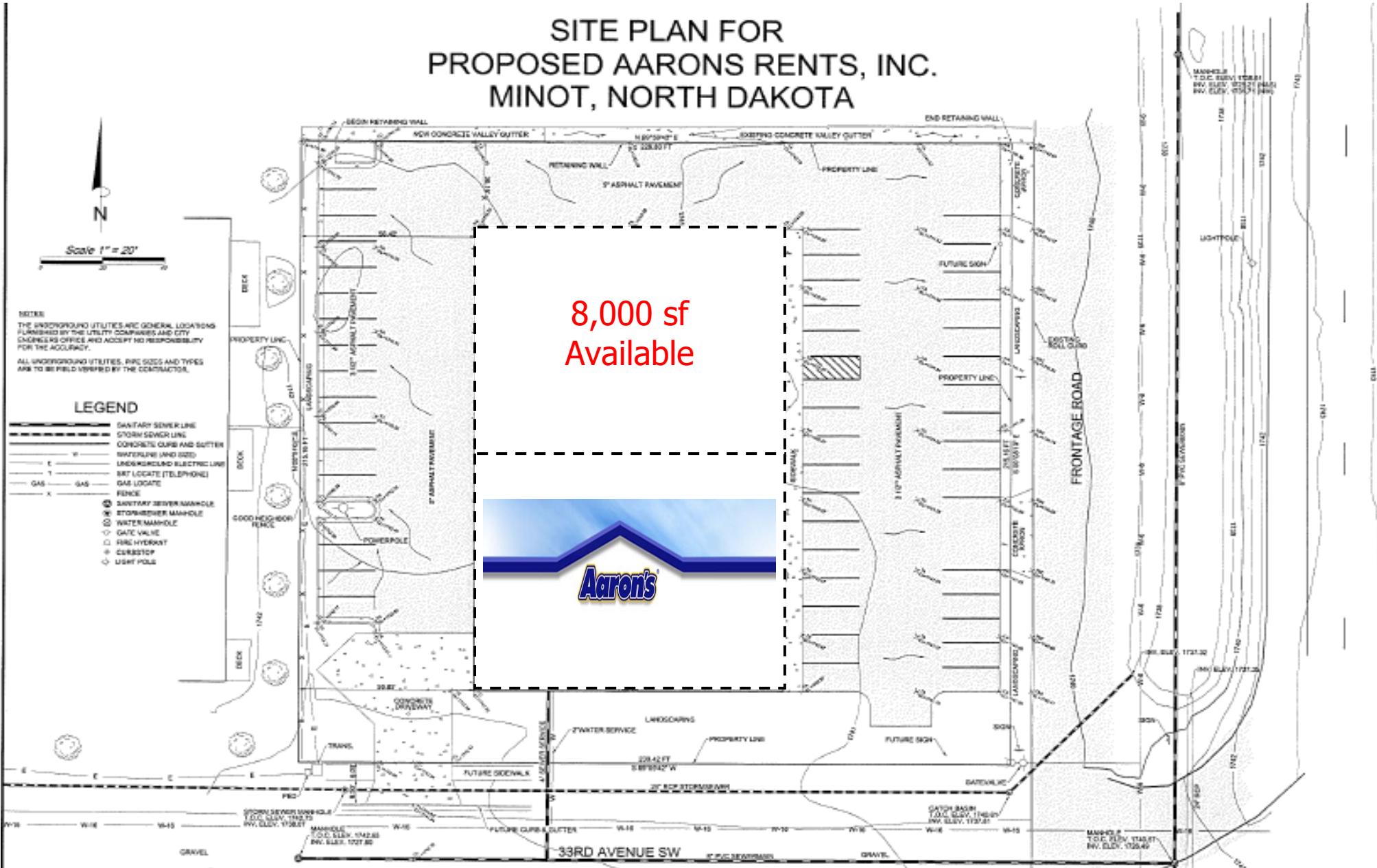
8,000 sf
Available



NOTES:
THE UNDERGROUND UTILITIES ARE GENERAL LOCATIONS FURNISHED BY THE UTILITY COMPANIES AND CITY ENGINEERS OFFICE AND ACCEPT NO RESPONSIBILITY FOR THE ACCURACY.
ALL UNDERGROUND UTILITIES, PIPE SIZES AND TYPES ARE TO BE FIELD VERIFIED BY THE CONTRACTOR.

LEGEND

- SANITARY SEWER LINE
- STORM SEWER LINE
- CONCRETE CURB AND GUTTER
- WATERLINE (AND SIZE)
- UNDERGROUND ELECTRIC LINE
- BRT LOCATE (TELEPHONE)
- GAS LOCATE
- GAS LOCATE
- FENCE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER MANHOLE
- GATE VALVE
- FIRE HYDRANT
- CURBSTOP
- LIGHT POLE



ACKERMAN SURVEYING & ASSOCIATES
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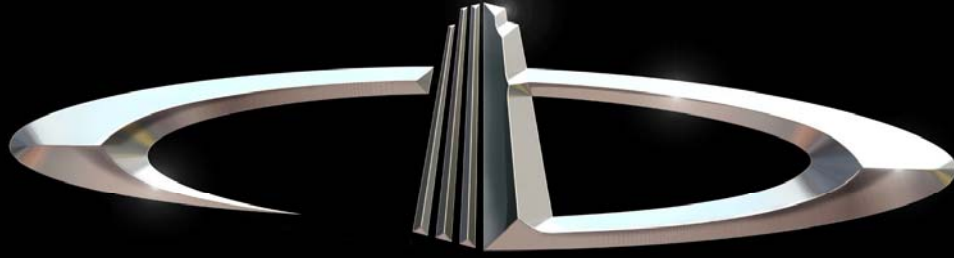
FOR SALE



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Our National Client / Customer List:





DANIEL COMPANIES

The Leader in Commercial Real Estate

Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results



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